



# HARFORD COUNTY COUNCIL

May 4, 2021

Bill No. 21-003

Motor Vehicle Filling or Service Stations



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# Presentation by Joseph F. Snee, Jr.

BILL NO. 21-003

COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND

BILL NO. 21-003

Introduced by Council Members Wagner, Beulah, Giangliordano, and Johnson

Legislative Day No. 21-011 Date April 6, 2021

AN ACT to repeal and reenact, with amendments, Subsection C(7), of Section 267-59, B1, B2 and B3 Business Districts, of Article VII, District Regulations, of Part I, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended, to permit motor vehicle filling or service stations within 1 mile of the Harford County water service boundary in the B2 and B3 Districts; and generally relating to zoning.

By the Council: April 6, 2021

Introduced, read first time, ordered posted and public hearing scheduled

on: May 4, 2021

at: 6:45PM

By Order: *Mylicia A. Dixon*, Council Administrator

## PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on \_\_\_\_\_, and concluded on \_\_\_\_\_.

\_\_\_\_\_, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.



BILL NO. 21-003 SHAWCOR

BILL NO. 21-003

1 Section 1. Be It Enacted By The County Council of Harford County, Maryland that Subsection  
2 C(7), of Section 267-59, B1, B2 and B3 Business Districts, of Article VII, District Regulations, of  
3 Part I, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended, be, and it is  
4 hereby, repealed and reenacted, with amendments, and all to read as follows:

## 5 Chapter 267. Zoning

## 6 Article VII. District Regulations

## 7 §267-59. B1, B2 and B3 Business Districts.

8 C. Specific regulations. The following uses are permitted in each business district, subject to the  
9 additional requirements below:

10 (7) Motor vehicle filling or service stations and repair shops, in the B2 and B3 Districts,  
11 provided that:

12 (a) Pumps shall be at least 25 feet from all road rights-of-way.

13 (b) All portions of the lot used for storage or service of motor vehicles shall be paved  
14 with a hard surface.

15 (c) No obstructions which limit visibility at intersections or driveways shall be  
16 permitted.

17 (d) Vehicles, except those vehicles used in the operation of the business, may not be  
18 stored on the property for more than 90 calendar days.

19 (e) Motor vehicle filling or service stations shall only be permitted [if all properties  
20 adjacent to the proposed use are served by a public water supply.] IF EITHER:

21 1) ALL PROPERTIES ADJACENT TO THE PROPOSED USE ARE  
22 SERVED BY A PUBLIC WATER SUPPLY; OR

23 2) THE PROPOSED USE WILL BE SITUATED ON A MINIMUM 1  
24 ACRE PARCEL LOCATED WITHIN 1 MILE OF THE HARFORD  
25 COUNTY WATER SERVICE BOUNDARY.  
26

**BILL NO. 21-003**

- 1 Section 2. And Be It Further Enacted that this Act shall take effect 60 calendar days from the  
2 date it becomes law.

EFFECTIVE:

*The Council Administrator does hereby certify that  
seven (7) copies of this Bill are immediately available for  
distribution to the public and the press.*

*Mylia A. Dixon*

Council Administrator





USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
<b>MOTOR VEHICLE AND RELATED SERVICES</b>																
Car wash											P	P	P			
Commercial vehicle and equipment (storage)	SE											P	P		P	
Commercial vehicle construction and industrial equipment sales and service												P	P		P	
Commercial or construction vehicle and equipment storage	SD															
Farm vehicles and equipment sales and service	SE								P			P	P		P	
Farm vehicles and equipment storage, service, and repair	SD															
Motor vehicle filling and service stations									P		P	P	P			P
Motor vehicle repair shops	SE								P	SE	P	P	P		P	
Motor vehicle rental and leasing									P			P	P			P
Motor vehicle sales and service									P			P	P			
Salvage and junk yards															SE	
School buses, storage	SD											P	P		P	
Towing business and storage facility												P	P			

- (1) Indicates permitted in the Edgewood Neighborhood Overlay District (ENOD) only.  
 (2) RO - maximum of 4 units.  
 (3) Indicates permitted in the Chesapeake Science and Security Corridor (CSSC) only.  
 (4) The following shoppers merchandise stores-business and office equipment rental or leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, are permitted in the RO District.

**KEY:**

"P"	indicates permitted subject to applicable code requirements
"SD"	indicates permitted subject to special-development regulations, pursuant to Article VIII.
"SE"	indicates permitted subject to special-exception regulations, pursuant to Article IX.
"T"	indicates permitted subject to temporary-use regulations, pursuant to § 267-28 (temporary uses).
	A blank cell indicates that the use is not permitted.
"SE*"	indicates permitted subject to special-exception regulations, pursuant to Article XI.



**MTBE**  
**C<sub>5</sub>H<sub>12</sub>O**



# Methyl Tertiary-Butyl Ether (MTBE)

- MTBE is a chemical compound made from a chemical reaction of methanol and isobutylene.
- MTBE **WAS** produced in very large quantities and **WAS** used almost exclusively as a fuel additive in gasoline.
- At room temperature, MTBE is a volatile, flammable, colorless liquid that dissolves easily in water.





# History of MTBE

- In 2008, an MTBE Task Force was established by the Harford County Council to determine if MTBE was currently being used as a gasoline fuel additive.
- The MTBE Task Force produced a Memorandum in Support of the Findings and Recommendations of the MTBE and Gasoline Storage Task Force on June 3, 2008.
- **Their findings concluded MTBE was not being used as a gasoline fuel additive in Harford County. Physical testing of storage depots and retail distributors verified MTBE has not been present in gasoline sold in Maryland since January 2007.**



# Maryland UST Installation Regulations: Post-2006



## PRESENTATION BY MARIE TREIBER

MTBE phased out by industry in 2006

USTs installed to meet all applicable requirements

– Code of Maryland Regulation (COMAR)

26.10.10 - Oil Pollution and Tank Management

New Maryland UST regulations post-2006:

- Double-walled tanks and piping (all product, vapor and vent lines)
- Containment system at both tank top and product dispenser
- Use of interstitial monitoring
- Installation by MDE-certified UST technician
- Inspection by MDE-certified inspector w/in 6 months of install
- Testing of the secondary portion of piping prior to use and every 5 years thereafter



# High Risk Groundwater Use Area (HRGUA) –

## New UST Installation



HRGUA designated by MDE for protection of groundwater – Baltimore, Harford, Cecil, Carroll, and Frederick Counties

Additional UST installation regulations for HRGUA counties:

- Test system for vapor leaks prior to start-up
- Use interstitial monitoring
- Implement one of the following:
  - Install three groundwater monitoring wells
  - Install a pressure control device; or
  - Install a Soil Vapor Extraction System
- Install four tank field monitoring pipes (for system with > 2,000 gal capacity or multiple USTs in excavation – connect to allow for future soil vapor extraction system)



# High Risk Groundwater Use Area (HRGUA) – UST Testing



Within 30 days of new UST installation (yearly after install)

- Sample all monitoring wells and the site water supply well
- Test all spill catch basins for leaks
- Test containment sumps for leaks (every 5 years after)



# State of Maryland – Release Reporting



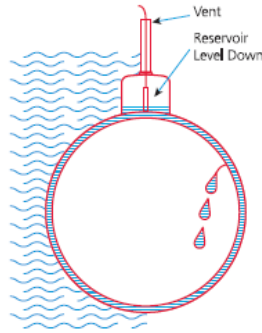
Suspected releases from USTs and surface spill reported to MDE within 2 hours

- presence of free product/vapors in soils, basements, sewer and utility lines, and/or nearby surface water
- Unusual operating conditions of UST system
- Monitoring results from a release detection method required under COMAR 26.10.05.02 and .03 indicating potential release
- Surface spills

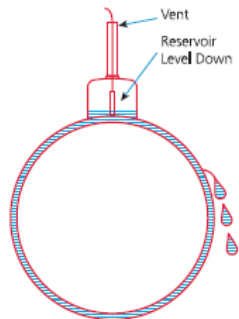




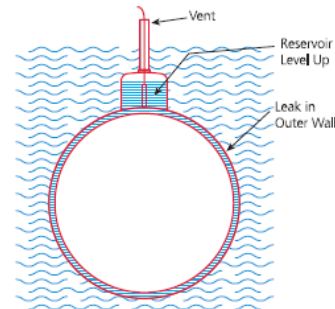
Primary-Tank Leak in Wet Hole or Dry Hole



Secondary-Tank Leak in Dry Hole



Secondary-Tank Leak in Wet Hole



# Product Overview

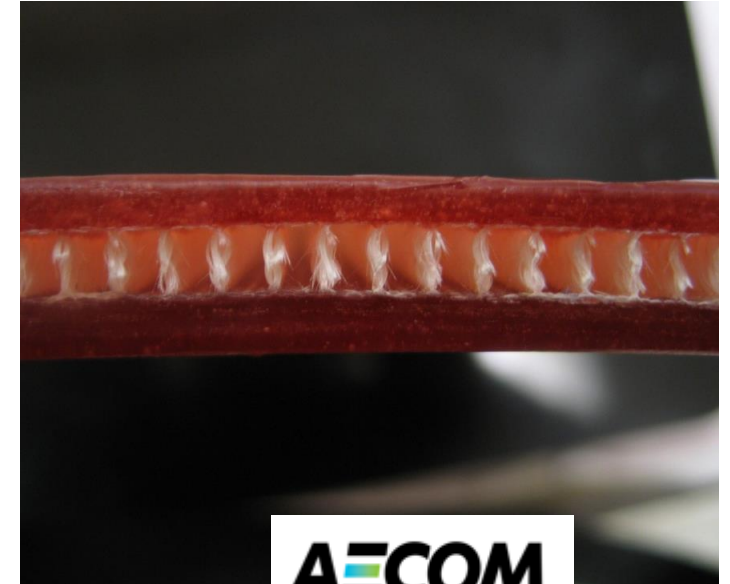
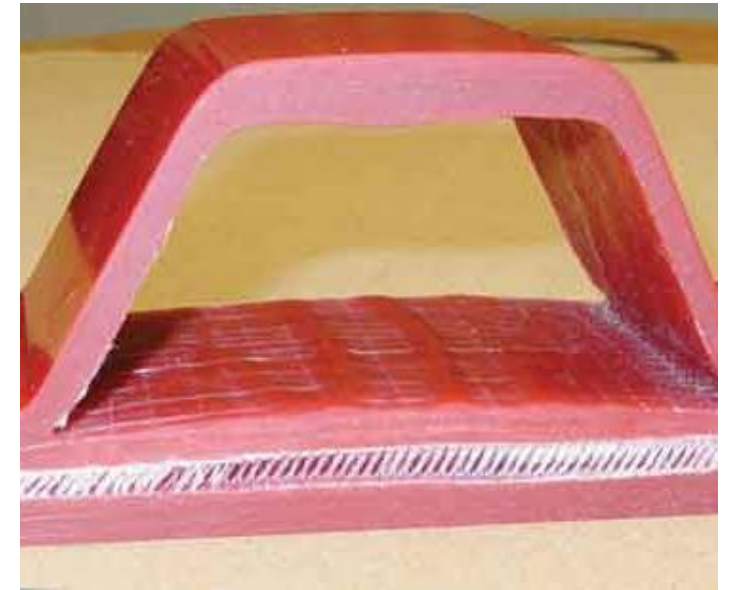
## Petroleum Market Tanks

- Double-wall design
- Dry or hydrostatic monitoring options

# DESIGN FEATURES / CONSIDERATIONS

Strong, robust design based on –

- Geometry – circumferential ribs, dome ends
- Materials selection – resin and glass are limited to UL/ULC tested materials only
- Materials application – unique molding application creates an integral, high profile rib
- Parabeam – unique, proprietary glass fabric bonds the primary and secondary walls together for added strength
- 360 Containment – full circumferential secondary containment of the primary tank. No single-wall “300 degree containment strip” along the top centerline.

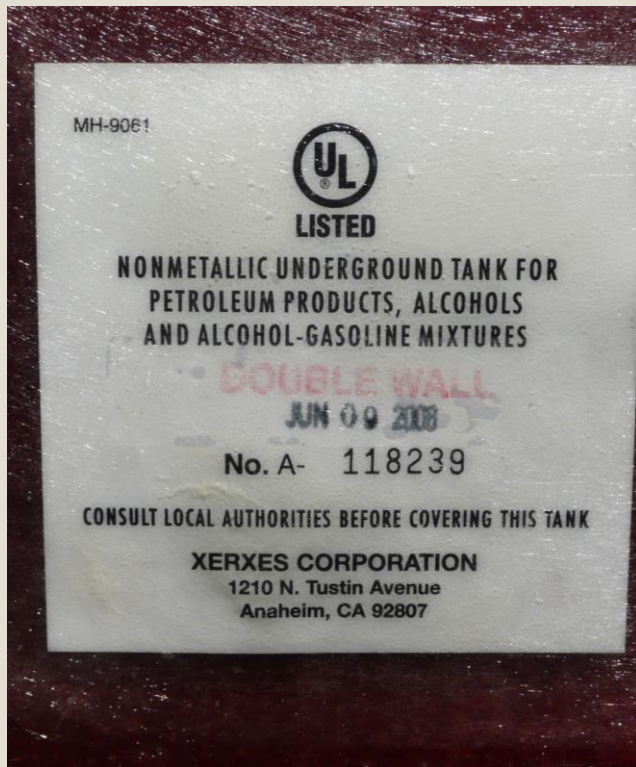


# Compatibility and Warranty

- Compatible with all ethanol and methanol blends
- 30-year warranty against internal and external corrosion and structural failure



# Compatibility and Warranty Conclusion



## Warranty

- 30 years for internal and external corrosion, and for structural failure
- UL/ULC listed
- UL/ULC listed with extensive compatibility testing, including ethanol and methanol fuels

# Thank you!

